

Erin Appert

From: Mary Fisher
Sent: Wednesday, January 27, 2021 7:50 AM
To: Erin Appert
Subject: FW: Zoning Change

From: Cheri DuBeau <cldubeau@gmail.com>
Sent: Wednesday, January 27, 2021 7:44 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Zoning Change

January 25, 2021

Flathead County Planning Board
40 11th Street West
Suite 220
Kalispell, MT. 59901

Planning Board Members,

This letter is to lodge our strong opposition to a zoning change request submitted by David C. Dunkin and Mary Ann Wilson. The subject parcel is a 5.66 acre piece located on Morrison Road within the Rural Whitefish Zoning District. The current zoning is SAG-10 (suburban agricultural). The requested zoning change is to R-2.5 (rural residential).

Reasons for our opposition:

1. This is a suburban agricultural area already experiencing a population density threshold. Access is via narrow, steep county roads which cannot withstand additional traffic, especially heavy construction equipment etc.
2. This is a heavily wooded environment that provides excellent winter range for deer, elk, and moose. During the summer and fall months, black bears and grizzly bears frequent the area feeding on the diverse flora and fauna available in this area.
3. We purchased our parcel in 2017 with the understanding that subdividing was highly unlikely due to the culture and environment of the area. In 2019, we, in partnership with our neighbors, purchased the parcel adjoining both our properties. We then split it equitably and adjoined the respective parcels to our existing acres. This purposely created a buffer zone to development.
4. As a rural agriculture neighborhood, each property has its own well and septic system, also at a saturation level. Punching in another well and installing two more septic systems would unduly tax the aquifer and ecosystem of the area.

5. David C. Dunkin and Mary Ann Wilson are NOT residents of this neighborhood or even state. Are they planning on living in one of the units and realizing profit from the other or are they intending simply to profit from sale or renting of both proposed properties once completed? The property was purchased with full disclosure of the zoning laws and to allow this zoning change for the owners to profit would be injudicious for several reasons and injurious to existing residents.

6. Allowing this zoning change will set an undesirable precedent for others to follow suit and sub-divide their acres for development.

In closing, this is a small, unique and eclectic neighborhood whose residents actually care for one another and the integrity of their surroundings. We willingly participate in a neighborhood agreement that is beneficial for all. We also look out for the welfare of our community and neighbors. Over the past year we have experienced non-resident and out of state people parking on, crossing through, and camping on private property here. This is a private community and rezoning this parcel of land will not benefit anyone except the petitioners.

Thank you for your consideration in this matter.

Regards,

Jeff Carlson
Cheri DuBeau Carlson
2178 Snowghost Drive
Whitefish, MT. 59937
406-260-5104
406-698-4655

Angela Phillips

From: Jey <jeyponti@hotmail.com>
Sent: Tuesday, January 26, 2021 8:17 AM
To: Planning.Zoning
Subject: Zoning request from David Dunkin and Mary Ann Wilson, Rural Whitefish Zoning District

Dear Planning Board,

I would like to respond to the proposed Rural Whitefish Zoning District request by David Dunkin and Mary Ann Wilson regarding the proposed rezoning of the parcel located on Morrison road in Whitefish, MT from SAG-10 to R 2.5. I am writing in opposition to this rezoning proposal as a current full-time resident of the neighborhood.

In my opinion, the proposed re-zoning of this tract will have negative impacts on the local area and for the current existing residents. Below are some points of consideration to please review.

- A re-zoning of this tract will increase vehicular traffic on a narrow, winding road that pose both congestion and safety concerns.
- The addition of increased density of housing will likely impact the water resources for the area.
- Increased density will also affect wildlife habitat within the current neighborhood.
- Most importantly a re-zoning of this tract will set a precedent for other SAG-10 parcels to subdivide in the future that could further increase housing and residential densities and affect the open nature of the neighborhood.

Please consider my opposition to this re-zoning proposal as a current full-time resident of the neighborhood in the decision-making process.

Sincerely,

Jey Ponti
51 Painted Hills Ln
Whitefish, MT 59937
jeyponti@hotmail.com
406-270-2062

Erin Appert

From: Mary Fisher
Sent: Monday, January 25, 2021 9:21 AM
To: Erin Appert
Subject: FW: Zone Change Morrison Rd Whitefish MT

From: James Blystone <jamesblystone@me.com>
Sent: Monday, January 25, 2021 9:07 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Zone Change Morrison Rd Whitefish MT

Hello,

I am writing in regards to the zone change requested on Morrison Road in Whitefish MT on Morrison Road from SAG-10 to R 2.5. This involves 5.66 acres on Morrison Rd that is currently being requested to be divided into 2 separate parcels.

Our main concern with this request is the current road, the road condition as a result of construction, and the additional vehicles the road will need to handle. As you know, Morrison Road is a private road that is maintained by the current residents of Morrison Road and Snowghost Drive. When this road was planned and paved it was done so based on the needs of the current land / homeowners. The additional unplanned house will result in additional heavy construction trucks, additional traffic and utility work that will negatively impact the road during construction. Then post the build we will have additional, unplanned vehicle traffic on a private road. Will David Dunkin and Mary Wilson be paying for road maintenance and fixes during construction? If the country grants this zone change, I think it would make sense that as part of the zone change each new parcel place at least \$15K each (\$30k total) into the Morrison Rd maintenance fund to cover any necessary repairs and upkeep due to the extra traffic during construction, etc.

Have a great week!

James Blystone

2050 Snowghost Dr
Whitefish MT 59937

Erin Appert

From: Mary Fisher
Sent: Monday, January 25, 2021 7:39 AM
To: Erin Appert
Subject: FW: Rezoning Opposition

From: Erik Gerdes <gerdes5@yahoo.com>
Sent: Monday, January 25, 2021 7:17 AM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Rezoning Opposition

Hello,

I would like to make my opposition known regarding the following proposed rezoning.

I feel this would negatively impact the area for multiple reasons including increased traffic, pressure on water and other resources, and wildlife habitat.

**NOTICE OF PUBLIC HEARING
FLATHEAD COUNTY PLANNING BOARD
REGULAR MEETING**

The Flathead County Planning Board will hold their regular meeting on **Wednesday, February 10, 2021 beginning at 6:00 PM** at the South Campus Building, 40 11th Street West, Suite 200, Kalispell, Montana. During this meeting, the Board will hold a public hearing to consider the agenda items described below and make a recommendation to the Board of County Commissioners who will take final action.

1. A zone change request from David C. Dunkin and Mary Ann Wilson, for property within the Rural Whitefish Zoning District. The proposal would change the zoning on property located on Morrison Road in Whitefish, MT from *SAG-10 (Suburban Agricultural)* to *R-2.5 (Rural Residential)*. The total acreage involved in the request is approximately 5.66 acres and can legally be described as follows:

Tract A of Certificate of Survey No. 14704 in the North Half of the Northeast Quarter of Section 20, Township 31 North, Range 21 West, P.M.M., Flathead County, Montana.

Thank you,
Erik Gerdes

43 Painted Hills Drive
Whitefish, MT 59937
206-214-8211